

**City of Milpitas
Library Subcommittee Meeting
City Hall Committee Conference Room**

Meeting Notes

Tuesday, May 24, 2005

1. Flag Salute Mayor Esteves led the Committee in the Pledge of Allegiance.

2. Call to Order Mayor Esteves called the meeting to order at 6:00 p.m.

Attendance:

<i>City Council:</i>	Mayor Jose Esteves, Councilmember Bob Livengood
<i>Staff:</i>	Mark Rogge, Greg Armendariz, Emma Karlen, Steve Erickson
<i>County Library Staff:</i>	Linda Arbaugh, Sarah Flowers
<i>Group 4 Architecture:</i>	David Schnee
<i>Chong Partners:</i>	Geoff Adams

3. Citizens Forum (remarks limit to 3 minutes):

- None

4. Announcements:

- None

5. Approval of Agenda:

- The Committee approved the agenda.

6. Approval of Minutes – April 26, 2005

- The Committee approved the meeting minutes from the April 26, 2005 Library Subcommittee Meeting.

7. Progress Report

a. Library

- Council approved the schematic design at the May 17 City Council Meeting.
- Mayor Esteves express concern that the Library project duration is too long. Mark Rogge – The current focus is moving forward in completing the design process.
- Mark presented the Committee with the Library expenditure to date.
- The Committee was given a progress update of the Library and Garage Project Schedule. On June 28, the Committee will be presented with the Design Development update and the Garage Concept and Initial Cost Plan. Tonight's meeting will focus on the Garage Basic Concepts.

7. Progress Report Continues

b. Parking Garages

- The Library and Garage project Design schedule was presented to the Subcommittee.
- We are on track with the Midtown Parking Garages expenditures to date.
- Mark explained the Midtown East Parking Garage current Cost Plan. Chong Partners and Staff are developing two concepts, the Speed Ramp (Express Ramp- Concepts 1, 1A) and the Park on Ramp (Parking Ramp – Concepts, 2, 2A). All 4 Concept plans will be presented to the Committee for recommendation.
- As a basis for Concept Design, Staff has benchmarked other garages in the areas. Some of the garages that staff looked at for comparison are: The Great Mall, Valley Fair, Santana Row, and the Santa Clara Central Park Library. Staff recommends 9' wide spaces instead of the standard 8.5' width. This provides user convenience room for wheelchairs, strollers, and books. Another recommendation that Staff made included the increase in the bay width from the standard 60' to 61' clear with 63' centerline. This allows 25' to 27' aisle width, instead of the standard 24'. Another consideration is to have double striping. It will make the space appear wider, allowing vehicles to center in the space better and it provides better usability.
- Mayor Esteves - What kind of parking will you be recommending? Give us a sample. Mark – At the Santa Clara Library they have 9' wide spaces, Santana Row has 9' wide spaces, The Great Mall has 8.5' wide spaces, and current Milpitas Library has 9' wide spaces. The City Hall has 8.5' wide spaces. Those are the benchmarks that Staff looked at. Mayor Esteves – With the different dimensions, how many parking spaces are we looking at for the whole project? How much are we giving away because we are making it wider? Mark - Staff and Chong Partners would need to look into the available spaces giving the dimension of the garage.
- For the East Garage, there is a 5' setback from the rear yard property lines to the railroad for an opening. At 5' it would need to be protected opening. If we achieve a 10' setback, then we can have unprotected opening. The 10' setback allows air to flow through and it does not require special fire sprinklers.
- We are also looking at the setback between the garage and the library. Some areas will have 5' setback for walkway. Right next to the library there will be 0 setbacks. In some area we are looking at a 20' setback. 20' setback allows us some building code saving. The 20' setback also allows the building natural ventilation and will not require mechanical ventilation.
- Geoff Adams, from Chong Partners presented the Committee with different garage concepts. Concept 1 is the Express Ramp with a 5' exit path at north and 5' rear yard setback. For the East Parking Garage, the minimum number of parking spaces is 260. For the four levels garage, level 1 has 60 parking spaces, level 2 - 75 parking space, level 3 – 75 parking spaces and level 4 – 81 parking spaces. The efficiency is 438 square feet per stall.
- Mark – Although we don't have the dollar amount to give to the Committee, there is a direct correlation between efficiency number and cost. The higher this number, the higher the overall cost. Therefore, the lower this number, the lower the overall cost. The height of the parking structure for Concept 1

is 35.33'; this is the height to the railing.

- Concept 1A is also an Express Ramp with a 20' separation at the north and 5' rear yard setback. The difference between Concept 1A and Concept 1 is the number of parking spaces and the efficiency number. The efficiency number is 443 square feet per stall and allows 268 parking spaces. The benefit for Concept 1A is the 20' separation to the north, allowing more natural light.
- For Concept 2 and 2A, is parking on a slope ramp. The sloping surfaces get you from one level to the next and it also provides parking. We still need to have an express ramp on the ground floor in order to get the one elevation level with the required height. Concept 2 and 2A enable a smaller footprint so there can be separation along the eastside of the garage between the garage and the library.
- Concept 2 allows a 10' setback at the rear and does not require special sprinkler system to protect the opening. Because of the smaller footprint, its height level is 42.08 ft. It meets the target of having 260 parking spaces.
- Concept 2A has a 20' separation at the north and west and a 10' rear yard setback. The height for Concept 2A is 45.5 ft. The higher height level gives more light to the garage. Mark Rogge – Part of Chong's design includes all the garage designs and if there is an opening, they will also include the landscape within the space.
- In comparing, the Express Ramp and the Parking on Ramp, the Express Ramp is less efficient and higher in cost than the Parking on Ramp. The Express Ramp has a lower elevation and will have less visual impact on the library architecture. The level floor has protected openings at rail hood crossing (RXR).
- The Parking Ramp cost less to construct, however the offset is the cost to cover the walkway and landscape. Its higher elevation will have a greater visual impact on library architecture. However, it allows natural ventilation. The Parking on Ramp is gently slope and has unprotected openings at RXR.
- Mark asked the Committee for comments. Chong Partners will continue to work with City Staff and Group 4 Architecture on the best option for overall design excellence and cost effectiveness.
- Councilmember Livengood – I am a little concerned about Concept 1A with 268 spaces and concept 2 with 261 spaces. Both Concept 1(291) and 2A (283) is what I prefer because we getting another 25 to 30 parking stall. I would rather build a garage that maximizes the number of spaces and maybe sacrifice some other things in order to have additional parking stalls.
- The Santa Clara Library standard for garages is 200-240 parking spaces. We have already maximized that number with 260 spaces. Mayor Esteves agreed with Councilmember Livengood, both prefer Concept 1 and 2A. Mayor Esteves – We want to get as much parking space as we can at this time. Councilmember Livengood said it would be expensive to add parking spaces later.
- Mark when we come back with the cost plan we can give you the dollar amount. Are there any other concerns or issues? Councilmember Livengood – No, there is no other concern for me.
- Midtown West Parking Garage – The cost to design and construct additional floors for future use is \$750,000. However, additional parking and banquet, fee is \$200,000 and \$1.8 million preparation of planning and design work

add to the total of \$2.2 million.

- Another concern for the design of future banquet space is the change in building code. Chong Partners has completed a couple of projects where they design additional space for future use. However, when the committee decided to go forward with the construction, the building codes have changed. The rough estimate to add the banquet plus parking is \$18 million.
- Geoff Adams – The banquet facility itself requires two additional floors. Mark Rogge – The floor of the banquet hall would need to hold up more weight. It needs to be built for people loading which is twice the weight of vehicles loading. Mayor Esteves - would it be cheaper to put the banquet hall on the lower floor? The County wants as many parking spaces as possible on the lower floor. In the Memoriam of Understand, it requires a specific number of feet from the parking area to the Health Center front door.
- Mayor Esteves – Explore the possibility of having the banquet on the lower floor and the possibility of having joint use for the two garages. Geoff Adams – The County requires 275 parking spaces and if we add less than the requested space for the Health Center and have joint use for retail/banquet center it will limit the daytime use for the banquet facility.
- Councilmember Livengood asked staff and Chong Partners to come back with a rough estimate for using the lower floor as a banquet facility with the retail stores. Mayor Esteves requests maximizing the East Parking for joint use. Mark Rogge - Adding parking space in the West Garage is less expensive than adding parking space at the East Garage.
- Mark Rogge - Adding another floor, a fifth floor, will be around \$2.5 million.
- Mayor Esteves expressed concern about the construction schedule for the library. Does it take 24 months for construction of the library? Mark said the construction should begin late 2006.

8. Group 4 Contract Amendment – Increased Insurance Coverage/OCIP:

- Group 4's current contract with the City provides the basic level of professional liability insurance, which is \$1 million level. We desire a \$3 million level; for that reason we are looking at owner control insurance policy (OCIP). Emma Karlan looked into the policy to see if it would work for the City. In order for OCIP to be cost effective the City needs to work on the County projects and the MidPen projects where the large dollar volume is needed.
- Group 4 provided us the information: for insurance to year 2010 is \$83,000. A provision was included in Group 4's original contract to increase the dollar amount to cover the cost of additional insurance premium if the City did not go into an OCIP.
- The Group 4's Amendment will go before the June 27 City Council Meeting will include Group 4's scope of work on the garage. Group 4's first proposal came in at about \$81,000; staff is continuing negotiations with Group 4 on the price.
- Mark Rogge – It is in the City's best interest to get the full insurance coverage. Group 4's Amendment is also within the cost plan. Councilmember Livengood agrees that as long as it stays within the cost plan then he does not have a problem with it.

- Mayor Esteves would like to move the bid date early. Mayor Esteves feel that 2 months for bidding is good and that 3 months is too long. Mayor Esteves requested staff to shorten the bidding process by the next Subcommittee meeting. Mark Rogge - Group 4 and Swinerton Management have an impact in the current schedule; we can look into refining the schedule. A shortened bidding period can have an impact on the overall cost of the project and the overall quality of the project. Mayor Esteves select to start the bidding process earlier, however he does not want the steps to bid be shorten.
- Mayor Esteves is also concerned that we have not started on the Senior Center project even though it is independent of the Library project. Greg Armendariz - We will provide the parallel schedule of the Senior Center and the Library. Greg Armendariz – There will be a Building Code change and if we were to design the Senior Center now and shelf it until its ready to be build; the change in building code require us to go back to redesign. Mayor Esteves statement was not to design the Senior Center now but to work backward, to work parallel with the library project.
- The biggest issue right now is that the City still needs to acquire the properties. The City needs to conduct Hazmat Abatement on the properties and the big unknown is whether the properties are clean. City Council will have a public hearing of Needs and Necessity at the June 7 meeting.

9. Other Business:

- None.

10. Set Next Meeting Date: Tuesday, June 28, 2005, 6:00 p.m.

- Date set

11. Adjournment:

- Meeting adjourned at 7:10PM